



COUNTY OF PLACER PLANNING COMMISSION

ACTION **AGENDA** **DATE**

January 25, 2007

**OFFICE OF
Planning Department**
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
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Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell & Richardson Drive, Auburn CA 95603

FLAG SALUTE

All Commissioners were present - ROLL CALL: Gerry Brentnall (Chair), Jim Forman (Vice Chair), Larry Sevison (Secretary), Michelle Burris, Ken Denio, Mike Stafford, Bill Santucci

Action of Senior Board Commission Clerk: Swore in new Commissioner Bill Santucci and return Commission Michael Stafford - **INTRODUCTION OF COMMISSIONERS**

ACTION:

Elected Jim

Forman, Chair;

Larry Sevison,

Vice Chair; Ken

Denio, Secretary

A) Election of 2007 Planning Commission Officers: Chair, Vice Chair, Secretary

B) CORRESPONDENCE, REPORTS, AND AGENDA SCHEDULING AS TIME

PERMITS - Planning Director discussed future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission.

C) PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 9:30 am

ACTION:

Approved a one

year Extension

of Time based

on the findings,

CEQA and

modifying

conditions 1, 2

BB) and 67 as

outlined;

unanimously 7:0

EXTENSION OF TIME - TENTATIVE SUBDIVISION MAP "ALPINE KNOLLS" (SUB-415)

Consider the approval of a one-year Extension of Time for the Alpine Knolls Tentative Subdivision Map, for the development of a 19-lot residential subdivision. The Tentative Subdivision Map was originally approved by the Board of Supervisors in December 2003. The property (APN 095-300-043) is located at the end of Upper Bench Road, east of Chateau Place, in the Alpine Meadows area, and is currently zoned RS-PD3; OS; RS-B20 (Residential Single-Family, Combined Planned Development of 3 dwelling units per acre, Comb. Open Space, Combined Residential Single-Family).

Project Location: Alpine Meadow area

Site Area: 27 acres

Zoning: RA-B-X5 ac/RS PD = 3/0

Community Plan Area: Alpine Meadows Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: TLA, Inc. Engineering and Land Planning, 1528 Eureka Road, Suite 100, Roseville CA 95661 (916) 786-0685

Owner: Rick Sylvester, PO Box 2483, Olympic Valley CA 96146 (530) 583-6402

Planner – Mike Wells (530) 745-3024

2) 10:00 am

PLACER VINEYARDS SPECIFIC PLAN (PSPA T20060679) / AMENDMENTS TO THE PLACER COUNTY GENERAL PLAN / AMENDMENTS TO THE DRY CREEK WEST PLACER COMMUNITY PLAN / REZONING / DEVELOPMENT AGREEMENTS / FINAL ENVIRONMENTAL IMPACT REPORT (SCH #1999062020)

Consider providing a recommendation to the Board of Supervisors on a request from the Placer Vineyards Property Owners Group for approval of a Specific Plan, amendments to the Placer County General Plan and Dry Creek West Placer Community Plan, Rezoning (see Rezoning Exhibit), and Development Agreements. The Placer Vineyards Property Owners Group that are affected by the request to change the existing zone districts to SPL-PVSP (Specific Plan-Placer Vineyards Specific Plan) include the following parcels: APN 023-221-001, 023-221-002, 023-200-005, 023-200-006, 023-200-017, 023-200-037, 023-200-064, 023-200-065, 023-200-015, 023-200-028, 023-200-018, 023-200-045, 023-200-066, 023-200-041, 023-200-010, 023-200-012, 023-200-013, 023-200-009, 023-200-011, 023-200-067, 023-200-068, 023-010-026, 023-010-004, 023-010-029, 023-200-008, 023-010-006, 023-010-014, 023-200-013, 023-150-026, 023-180-005, 023-180-006, 023-180-007, 023-010-021, 023-010-022, 023-010-023, 023-180-008, 023-019-016, 023-160-011, 023-160-004. Non-Participating Properties that are not proposed to be rezoned, but are subject to the new Specific Plan land use designations, include the following parcels: APN 023-200-062, 023-200-063, 023-010-024, 023-200-060, 023-200-042, 023-200-029, and 023-010-028. Properties within the Special Planning Area (SPA) are not proposed to be rezoned.

Project Description: Placer Vineyards is a mixed-use community including residential, retail commercial, and office/business/professional uses, as well as public facilities such as parks, schools, and open space. Placer Vineyards will include a maximum of 14,132 residential units, an estimated 274 acres of commercial area (or 3,553,080 square feet of retail and office uses), 641 acres of public/quasi-public uses (i.e. public service facilities, religious facilities, schools, and major roadways), 210 acres of parks, 709 acres of open space, and over 46 miles of off-street trails to provide connections throughout the community. At project build-out, estimated to be over 20-30 years, Placer Vineyards will house a population of approximately 32,800 persons.

Location and Current Zoning: The Placer Vineyards Specific Plan Area is located at the southwest corner of Placer County, approximately 15 miles north of the City of Sacramento. The project site is bounded on the north by Base Line Road, on the south by the Sacramento/Placer County line, on the west by the Sutter/Placer County line and Pleasant Grove Road, and on the east by Dry Creek and Walerga Road. Zoning is F-B-X-DR (Farm, Combining Development Reserve, Combining 80-acre minimum parcel size), F-DR (Farm, Combining Development Reserve), IN-UP-DR (Industrial, Combining Use Permit Required, Combining Development Reserve), RA-B-X-DR (Residential Agricultural, Combining Development Reserve, 10-acre minimum parcel size), O (Open Space), O PD=2 (Open Space, Combining Planned Residential Development = 2 dwelling units per acre), O PD=1 (Open Space, Combining Planned Residential Development = 1 dwelling unit per acre), and C1-DC-DR (Neighborhood Commercial, Combining Design Scenic Corridor, Combining Development Reserve).

Planner – Paul Thompson (530) 745-3044

Engineering & Surveying – Phil Frantz (530) 745-7584

Environmental Health - Dana Wiyninger (530) 745-2366

ACTION: Voted unanimously 6:0 (Ken Denio recused) to recommend the following to the Board of Supervisors:

1. Adopt a resolution to approve amendments to the General Plan as stated in attached

Exhibit 1 and based on listed findings in staff report;

- 2. Adopt a resolution to approve the amendments to the Dry Creek/West Placer Community Plan as stated in attached Exhibit 2 and based on listed findings in staff report;*
- 3. Adopt a resolution to approve the Placer Vineyards Specific Plan dated December 2006 based on listed finding in the staff report;*
- 4. Adopt an ordinance to approve the Placer Vineyards Land Use and Development Standards dated December 2006 based on listed findings in the staff report;*
- 5. Adopt an ordinance to approve the rezoning of the properties described in Exhibit 3 attached to Specific Plan District, Placer Vineyards Specific Plan (SPL-PVSP) based on listed findings in the staff report;*
- 6. Adopt an ordinance to approve Development Agreements between County of Placer and each Participating Landowner in the form attached in Exhibit 4 of staff report and based on list of findings.*

The Commission would also like the Board to consider the following suggestions:

- 1) Converting property designated for Church use to be reviewed by the Planning Commission prior to reversion to underlying zoning;*
- 2) Affordable housing not to be strict policy of 10% but rather a more market driven policy;*
- 3) Additional studies from PCWA on ground water and it's effect on the environment; and*
- 4) Fees not precedent setting.*